

FOR SALE

UNIT 12 THE CROFT, BUNTSFORD DRIVE
BROMSGROVE B60 4JE



OFFICE PREMISES WITH CAR PARKING
3,404 sq ft (316.24 sq m) (Approx. Total Net Internal Area) approx.

- Popular business location
- Self-contained
- 12 car parking spaces

LOCATION

The property is located on The Croft which consists of a development of 12 self-contained office buildings on Buntsford Gate Business Park. The property is situated approximately 1 mile South of Bromsgrove town centre and is accessed by the A38 Bromsgrove Road. Junction 5 of the M5 Motorway is approximately 3 miles distant and Junction 1 of the M42 motorway is approximately 3 miles distant.

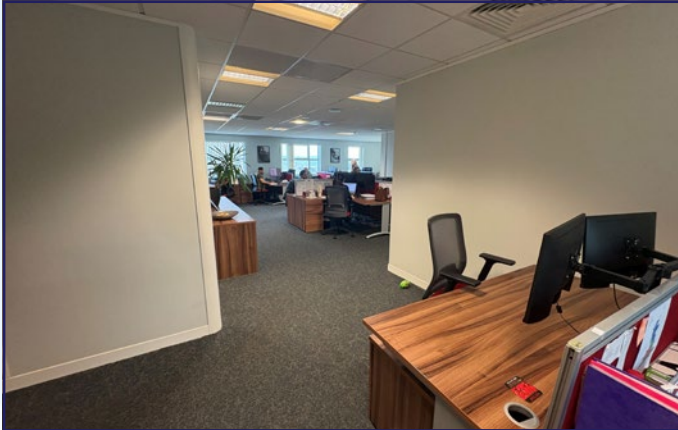
DESCRIPTION

The property comprises a semi-detached two-storey office of brick construction with a pitched tiled roof. The property has most recently been occupied on a floor-by-floor basis with the ground floor being accessed via a pedestrian door to the front elevation leading to a reception, a mixture of open plan and cellular offices/meeting rooms and a kitchen. A secondary pedestrian door to the front elevation provides access to a communal entrance area with W.C facilities and access to the staircase leading to the first floor. Further W.C facilities are provided on the landing area of the first floor. The first-floor office also provides a mixture of open plan and cellular offices/meeting rooms and a kitchen.

The offices are finished to a good standard with the following specification:

- Suspended ceilings
- Recessed lighting
- Heat and cool air conditioning
- Raised floors
- Carpet tiling
- Double glazed aluminium powder coated windows.

Externally, 12 car parking spaces are provided directly in-front of the Property.



POSTCODE: B60 4JE



ACCOMMODATION

	SQ M	SQ FT
TOTAL Approx. Gross Internal Area	316.24	3,404

TENURE

The property is available on a freehold basis with vacant possession.

PRICE

£575,000 (exclusive)

SERVICES

The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

BUSINESS RATES

Rateable Value (2026):

Ground floor - £19,000

First floor - £19,000

EPC

Rating: B (29)

LEGAL COSTS

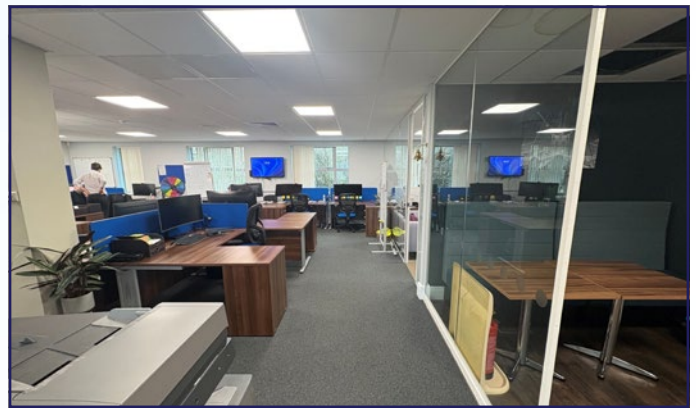
Each party to bear their own legal costs incurred in a transaction.

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties leasing property. Before a business relationship can be formed, we will request proof of identification for the leasing entity.



VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: G008143 Date: 04/26

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